

Ordinance No. 2024-03

SUBDIVISION ORDINANCE AMENDMENT

WHEREAS, the "Municipal Land Use, Development, and Management Act," Utah Code Ann. §§ 10-9a-101 *et seq.*, as amended (the "Act"), provides that each municipality of the State of Utah may enact a land use ordinance and a zoning map establishing regulations for land use and development within the municipality;

WHEREAS, from time to time it is necessary to review and amend the zoning ordinances of the Town;

WHEREAS, the proposed amendment to multiple sections of the Subdivision ordinance contemplated by this Ordinance has been reviewed by the Planning Commission of the Town of Genola and the Town Council, and all appropriate public hearings have been held in accordance with Utah State law and the Ordinances to obtain public input regarding the proposed amendment to the land use ordinance;

WHEREAS, the Planning Commission of the Town of Genola has reviewed and made a recommendation to the Town Council concerning the proposed amendment to multiple sections of the Subdivision ordinance of the Town of Genola, and the Town Council has found the proposed amendment to be consistent with the Town's General Plan;

WHEREAS, based on the recommendation of the Planning Commission, the Town of Genola desires to amend multiple sections of the Subdivision ordinance;

NOW THEREFORE, be it ordained by the governing body of the Town of Genola, Utah:

1. Amendment by an Addition to Paragraph 2 of Section 20.08.03 of the Subdivision Ordinance. Paragraph 2 of Section 20.08.03 of the Subdivision Ordinance of the Town of Genola's Ordinances is hereby amended to include the addition requiring an approval letter from Dominion Energy, as set forth in the attachment affixed to this Ordinance.
2. Amendment by an Addition to Section 20.08.06 of the Subdivision Ordinance. Section 20.08.06 of the Subdivision Ordinance of the Town of Genola's Ordinances is hereby amended to include the addition requiring natural gas utilities be provided to each lot, as set forth in the attachment affixed to this Ordinance.
3. Effective Date. This ordinance shall become effective after publication or

posting as required by Utah Code.

4. Captions: Captions herein are for convenience only, and neither limit nor amplify the provisions of this Ordinance.
5. Repeal of Conflicting Ordinances. To the extent that any ordinances, resolutions or policies of the Town of Genola conflict with the provisions of this ordinance, they are hereby amended to be in accordance with the provisions hereof.

PASSED AND ADOPTED by the Town Council of the Town of Genola, State of Utah on the 19th day of June, 2024, by the following Vote:

	Aye	Nay	Abstain	Absent
Martin Larson	<u>✓</u>	_____	_____	_____
Hale Robison	<u>✓</u>	_____	_____	_____
Grant Lundberg	<u>✓</u>	_____	_____	_____
Stan Judd	<u>✓</u>	_____	_____	_____
Curtis Thomas	<u>✓</u>	_____	_____	_____

TOWN OF GENOLA:

ATTEST:

Martin Larson

By: Martin Larson, Mayor

Lucinda Thomas

By: Lucinda Thomas,
Town Clerk/Recorder



Exhibit A

**AMENDMENTS TO
TITLE 20, ZONING ORDINANCE OF GENOLA
CHAPTER 08 SUBDIVISION ORDINANCE**

TITLE 20 – ZONING ORDINANCE OF GENOLA

CHAPTER 08 SUBDIVISION ORDINANCE

Sections:¹

20.08.01	Title and Purpose
20.08.02	Subdivision Regulations
20.08.03	Procedure for Obtaining Approval of a Subdivision
20.08.04	Guarantee of Performance
20.08.05	Design Standards and Requirements
20.08.06	Improvement Requirements
20.08.07	Costs and Charges in Connection with the Development of Subdivisions
20.08.08	Subdivision Amendments and Boundary Line Adjustments
20.08.09	General Requirements
20.08.10	Definitions
20.08.11	Penalties

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20.08.03 **PROCEDURE FOR OBTAINING APPROVAL OF A SUBDIVISION**

2. Preliminary Plat and Plan Set.

- a. The Developer shall prepare a Preliminary Plat of the subdivision for review by the Planning Commission and Town Council. The Preliminary Plat may be presented to the Planning Commission at the same time as the Vicinity Plan. Presentation of the Preliminary Plat will NOT be added to the Planning Commission Meeting Agenda until all of the following have been provided to the Town Office:
 - i. Three Copies of the Preliminary Plat;
 - ii. A Subdivision Feasibility Letter from the Utah County Health Department;
 - iii. A Public Land Survey System (PLSS) clearance letter from the Utah County Survey Office (if there are PLSS monuments located on or adjacent to property, a monument excavation permit may be required);
 - iv. An approval letter and notarized plans from their Secondary Water supplier (if any lot is not serviceable with secondary water by the Highline Canal company or local pond company, see town specifications for additional requirements regarding secondary water service and/or water dedication).
 - v. An approval letter from Rocky Mountain Power that is consistent with the obligations in Paragraph 6 of Section 20.08.06, indicating that primary and secondary power must be provided to each lot in the subdivision as part of the improvement requirements.

- vi. If over 500 feet of culinary water line will be installed, a hydraulic analysis approved by the Town Public Works Director
- vii. A signed agreement with the Town of Genola regarding permission, terms and conditions for extensions and connections to the Town of Genola's water system
- viii. Payment of all Town fees and costs through the Preliminary Plat Approval, including consultation fees for engineering and legal services.
- ix. An approval letter from Dominion Energy that is consistent with the obligations in Paragraph * of 20.08.06, indicating that natural gas will be provided to each lot in the subdivision as part of the improvement requirements.

(Amended by Ordinance 2024-03, passed on June 19, 2024.)

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20.08.06 IMPROVEMENT REQUIREMENTS

Improvements shall be installed in all subdivisions in accordance with standards and requirements hereinafter set forth and in accordance with the standards adopted by the Town of Genola for infrastructure and utilities, provided, however, that actual construction of required improvements in the subdivision may be delayed up to two years where a suitable bond or other assurance is furnished to the Town by the Developer as provided for elsewhere in this ordinance. (See particularly Section 20.13.08)

Said improvements shall be as follows:

1. Streets and Travel Easements: All streets and travel easements, including proposed roads within the subdivision, shall be dedicated to the Town and shall be graded and paved and culverts installed in accordance with Town Standards as directed by the Town Public Works Director.
2. All Sewage Disposal Systems: Systems shall conform to Genola Town and Utah County Board of Health specifications.
3. Water Mains: Both "off-site" and "on-site" water mains shall be installed in accordance with Genola Town standards.
4. Fire Hydrants: Fire hydrants shall be installed in accordance with town specifications.
5. Permanent Monuments: Permanent monuments shall be installed in accordance with town specifications.
6. Utilities: Primary and secondary power must be provided to each lot in the subdivision. Natural Gas must be provided to each lot in the subdivision. Communications conduit shall be located underground except when the Developer can show the Planning Commission that underground lines are not feasible.

7. Environmental Hazards: Environmental hazards must be eliminated as required by the Town Council as follows:
- Cut and fill slopes must be covered with top soil and reseeded.
 - Location of streets and buildings on unstable soil shall be avoided.
 - Surface water shall be confined to the subdivision or shall be drained into natural channels in a manner that will prevent the soil within and outside of the subdivision from eroding.
 - Natural drainage channels shall be adequately taken into account in laying out the subdivision.
 - Other environmental hazards must also be eliminated or adequately handled as directed by the Town Council.
8. Secondary Water

Letter of approval and letters of notification,

- If construction is required on Strawberry High Line Canal Company's existing infrastructure, a letter of approval from SHLCC must be obtained.
 - If construction is required on local pond company's pressurized system outside the tract to be subdivided, a letter of approval must be obtained from that pond company. If changes will be made on local pond company's pressurized system inside the tract to be subdivided, a letter of notification must be sent to the local pond company.
 - The location of all secondary water mains, meters, shutoff valves and water risers.
 - Note: It is necessary that all secondary water mains, meters, and shutoff valves within the subdivision must be installed in accordance with Genola Town water standards and inspected by personnel authorized by the Genola Town Council.
9. Regulatory signs: All traffic and road signage required by the Genola Town Public Works Director.

(Amended by Ordinance 2024-03, passed on June 19, 2024.)

ⁱ Historical versions:

- 2024-03, Passed June 19, 2024
- 2023-01, Passed April 19, 2023
- 2022-08, Passed December 14, 2022
- 2022-04, Passed July 20, 2022
- 2022-01, Passed January 19, 2022
- 2019-04, Passed March 13, 2019
- 2018-01
- 2016-06
- 2008-05
- 2006-02